

ENGINEERING REVIEWER:

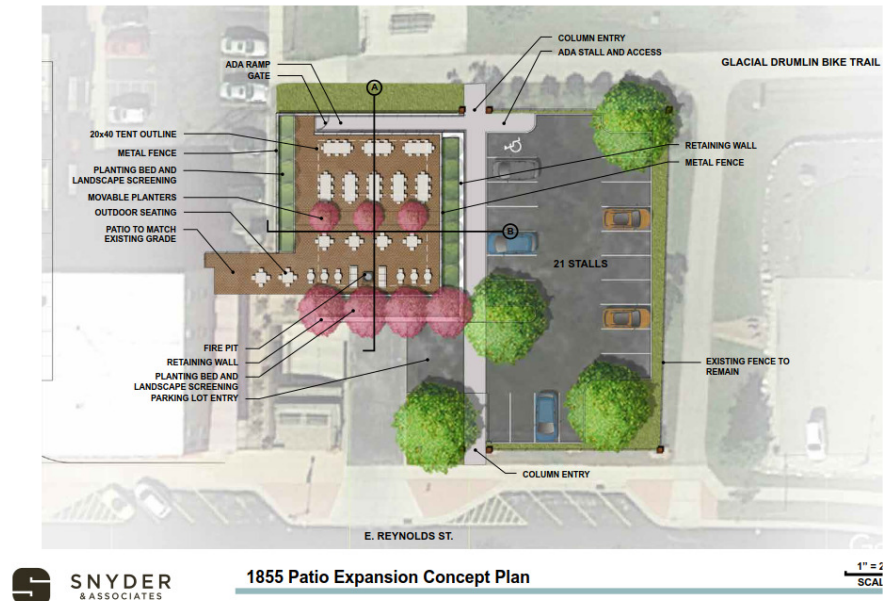
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DATE:

August 4, 2020


Proposed 1855 Patio Expansion
REVIEW COMMENTS

MSA has reviewed the Plans submitted for construction on July 27, 2020 for the proposed Patio Expansion of the 1855 Saloon and Grill.

INCLUDED

1. Site Construction Plans
2. Landscape Plan
3. Stormwater Infiltration Calculations
4. Erosion Control Plans

MSA has the following comments on the plans provided.

Site and Utility Plan Comments:

1. A lighting plan should be provided showing light trespass.
2. The Village has a sanitary sewer running beneath the proposed patio and concrete walk (within the existing parking lot). The existing manhole is being raised to the proposed sidewalk grade. The Village will continue to provide maintenance within the proposed sanitary sewer.
3. Sheet C 401 notes the sanitary manhole may have the cone rotated to avoid the curb and gutter. Contractor should verify any rotation of this manhole prior to moving this to verify access and the stairs will line up for future maintenance.
4. Show the type of cleanout caps planned in the parking lot.
5. Storm sewer shown between ST 9 and ST 10 is shown as flat.
6. Verify the invert at ST 1. The invert shown is higher than the endwall listed.

PROJECT REVIEW

7. Verify detail 4 on Sheet L 300. The note shows a 4" PVC drain to connect to the storm sewer however the plans call the pipe to be 6-inch N12HDPE unless there is a separate connection somewhere.

Stormwater Comments:

1. Rate control and water quality management are attained within the existing regional detention basin south of Glenn Drive. This pond is known as the Huston Pond and was analyzed as part of the 2018 Village stormwater quality master plan. The study found the pond to achieve 69% TSS reduction and 52% TP reduction annually. This is slightly below the 80% TSS reduction and 54% TP reduction required by the Village ordinance; however, because the regional facility is in place and the subwatershed as a whole meets the Village's own WPDES permit requirements it is felt that the existing pond provides treatment to the maximum extent practicable.
2. The site will be required to meet infiltration requirements on-site. The calculations provided show the site meets the infiltration requirements however no soil analysis was completed to verify the infiltration rates which are critically important to achieving infiltration performance. The infiltration rates need to be verified prior to final approval of the plan. However if the infiltration rates are as calculated or better, the site will meet the requirements.
3. Long Term Maintenance Agreement – MSA will provide a template for the infiltration areas to the Developer to draft that will ultimately be approved by the Village and recorded by the Developer.